

PLANNING COMMISSION – July 10, 2024
REQUIRED FINDINGS & CONSIDERATIONS FOR:

17020 Los Cerritos Drive
Architecture and Site Application S-24-005

Requesting Approval for Site Improvements (Retaining Walls) Requiring a Grading Permit on Property Zoned HR-1. APN 532-21-012 and -013. Categorically Exempt Pursuant to CEQA Guidelines Section 15304: Minor Alterations to Land.
PROPERTY OWNER: Sandra Campbell
APPLICANT: David Fox

FINDINGS

Required Finding for CEQA:

- The project is Categorically Exempt pursuant to the adopted Guidelines for the Implementation of the California Environmental Quality Act, 15304: Minor Alterations to Land.

Required compliance with the Zoning Regulations:

- The project meets the objective standards of Chapter 29 of the Town Code (Zoning Regulations).

Required Compliance with Hillside Development Standards and Guidelines (HDS&G):

- As required by the Hillside Development Standards and Guidelines (HDS&G), the project is in compliance with the applicable sections of the HDS&G other than the requested exceptions for: grading outside of the Least Restrictive Development Area (LRDA); exceeding the maximum allowable retaining wall height (five feet); and exceeding the maximum allowable fill depths (three feet) for yards.

The applicant has provided compelling reasons and evidence to support the granting of exceptions to the HDS&G.

Compliance with Hillside Specific Plan

- The project is in compliance with the Hillside Specific Plan in that it is site work for an existing single-family residence. The proposed development is consistent with the development criteria included in the Specific Plan.

CONSIDERATIONS

Considerations in review of Architecture & Site applications:

- As required by Section 29.20.150 of the Town Code, the considerations in review of an Architecture and Site application were all made in reviewing this project.

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